

TRUSTEE'S SALE

OF VALUABLE IMPROVED AND UNIMPROVED PROPERTY IN FREDERICK COUNTY, MARYLAND, NEAR EMMITSBURG

By virtue of a Decree of the Circuit Court for Frederick County, Maryland, in Equity No. 23,825, the undersigned Trustee will offer to sell on the premises of PARCEL I — near Emmitsburg, Maryland located at the intersection of Md. Rt. 806 and Kelbaugh Road at St Anthony on:

JULY 30, 1974

AT 2:30 O'CLOCK, P.M.

PARCEL I: (8.197 Acres, more or less, of land and Home Place) BEGINNING for the same in the middle of Kelbaugh Road and on the western boundary of a conveyance by deed dated October 18, 1892 from Mathew Moran to Anna M. Knott and recorded among the Land Records of Frederick County, Maryland in Liber 276 at folio 390 and running thence with the western boundary and leaving said road as now surveyed N 9-04-10 E 858.00', S 70-25-12 E 85.90', S 26-20-19 E 314.32', N 68-51-00 E 226.91', S 29-24-54 E 353.10' to the north margin of Md. Rt. 806, thence with said north margin S 44-30-00 W 369.60' to the intersection of Rt. 806 and Kelbaugh Road, thence with said Kelbaugh Road S 87-54-54 W 477.13 to the place of beginning, containing 8.197 acres of land, more or less.

Being all and the same real estate which was conveyed by Mathew Moran to Anna M. Knott by deed dated October 18, 1892, and recorded in Liber 276, folio 390, one of the Land Records of Frederick County, Maryland.

Said lot is improved with a two-story log weatherboarded metal roof dwelling containing 6 rooms, and a frame metal roof barn and other outbuildings.

PARCEL II: (2.521 Acres, more or less, of land clear of road).

BEGINNING for the same at a stone found at the beginning of the first line of a conveyance by deed dated September 18, 1896 from John B. Manley to Anna M. Knott and found among the Land Records of Frederick County, Maryland, in Liber 282 at Folio 587, and running thence with the outlines of said conveyance as now surveyed N 57-58-11 W 389.75' to middle of Md. Rt. 806, thence with said road S 43-42-55 W 525.07', thence leaving said road S 16-28-37 E 214.50' to a stone, thence N 60-46-23 E 408.0' to the place of beginning, containing 2.822 acres of land, less 0.301 acres of land lying in the road right-of-way to the State of Maryland known as Md. Rt. 806 leaving a total of 2.521 acres of land, more or less.

BEING all and the same real estate conveyed from John B. Manley to Anna M. Knott by deed dated September 18, 1896, and recorded in Liber 282, folio 587, one of the Land Records of Frederick County, Maryland.

PARCEL III: (13.975 Acres, more or less, of land known as WOLF SPRING LOT).

BEGINNING for the same at the end of the first line of a conveyance by deed dated April 13, 1921 from Alexander Knott, Trustee, to James J. Mackenzie and Laura T. Mackenzie and found among the Land Records of Frederick County, Maryland, in Liber 335 at folio 395 and being a part of the same land conveyed by deed from Anna M. Knott to Alexander Knott in trust and dated December 28, 1908 and found among the Land Records of Frederick County, Maryland, in Liber 298 at Folio 111 and running thence with the second and third lines of said Mackenzie land S 28-38-38 W 485.10', S 45-21-22 E 380.00' to the western margin of the Grotto Road, thence with said western margin S 7-14-31 E 75.25', thence leaving said road and with an existing dirt road's western margin N 42-47-41 W 146.99' to a stone, N 51-33-52 W 168.30', leaving said dirt road N 86-27-33 W 258.87' to a stone, S 74-41-12 W 281.45' to the north boundary of Parcel I, thence with said north boundary of Parcel I, N 70-25-12 W 85.90', thence leaving the outlines of said Parcel I, S 33-53-03 W 426.55', S 34-25-09 W 416.77' to a point in the Kelbaugh Road, thence with said road N 55-34-51 W 16.50', thence leaving said road N 34-25-09 E 416.77' to an iron pipe found, thence N 54-03-19 W 474.75', N 56-23-38 E 1537.07' to a stone on the southern boundary of Mt. St. Mary's College, thence with a part of said Mt. St. Mary's College southern boundary S 38-36-22 E 247.50' to the place of beginning, containing 13.975 acres of land, more or less, with a large spring known as WOLF SPRING.

BEING all the remaining parcel conveyed unto Anna M. Knott from Vincent Sebold and Hammond Urner, Trustees, et al, by deed dated July 30, 1909, and recorded in Liber 298, folio 110, one of the Land Records of Frederick County, Maryland.

POSSESSION: All unimproved parcels immediately upon final settlement. Parcel I subject to the rights of a tenant on a month-to-month tenancy.

INFORMATION: For further information, including inspection of the property, plats and maps, contact the auctioneer or Austin Knott, Route 2, Kelbaugh Road, Thurmont, Maryland.

MANNER OF SALE: Individual parcels will first be offered for sale, then a combination of Parcel I and Parcel III will be offered, and then all the properties will be offered as a unit. All bids will be totalled and compared in any combination deemed by the Trustee to produce the highest bid, but the Trustee reserves the right to reject any and all bids.

TERMS OF SALE: Subject properties will be sold subject to rights of way of record and any which may be observed by an inspection of the property, including the right in others to use water from "Wolf Spring" as set forth in deed from Vincent Sebold, et al, to Anna M. Knott as aforementioned. A deposit of 10% of the purchase price in cash or check acceptable to the Trustee at the time of sale shall be required as a deposit. The balance in cash or check acceptable to Trustee, with interest at 6% per annum from the date of sale to the date of settlement, payable within 5 days after final ratification of the sale. Taxes and all public charges to be adjusted to date of sale. All costs of conveyancing including documentary and transfer taxes to be at the expense of the purchaser or purchasers.

DAVID H. YINGER, JR.,
Trustee

SEYMOUR B. STERN
Weinberg, Michel & Stern
10 West College Terrace
Frederick, Maryland
662-1113
Attorney for Trustee

EMMERT R. BOWLUS, Auctioneer
100 West Church Street
Frederick, Maryland
662-1881

WEINBERG, MICHEL
& STERN
10 WEST COLLEGE TERRACE
AND
106 WEST SECOND STREET
FREDERICK, MARYLAND

BOOK 34 400 500

NOT A PART
24th June 1974